

UNOFFICIAL COPY



LAKESIDE BANK



0501445110

Doc#: 0501445110
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/14/2005 12:19 PM Pg: 1 of 4

TRUSTEE'S DEED

THIS INDENTURE, Made this 1st
Day of November, 2004

between Lakeside Bank, an Illinois Banking Corporation, as Trustee, and not personally, under the provisions of a deed or deeds in trust duly recorded and delivered to said Lakeside Bank, in pursuance of a Trust Agreement dated the 3rd day of

(The Above Space for Recorder's Use Only)

October, 2002 and known as Trust Number 10-2435, party of the first part and Brian A. Cabrera

of 6700 South Shore Drive, Unit 23H, Chicago, IL 60649
party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Please see Exhibit A attached hereto and made a part hereof

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use and benefit forever of said party of the second part.

Property Address: 6700 South Shore Drive, Unit 23H, Chicago, IL 60649

Permanent Index Number: 20-24-406-026-1218

NEAR NORTH NATIONAL TITLE CORP.
222 NO. LA SALLE
CHICAGO, ILLINOIS 60601

01041639 104386

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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This deed is executed by party of the first party pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of any trust deeds or mortgages of record, in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice-President and Trust Officer and attested by its Assistant Trust Officer, the date and year first above written.

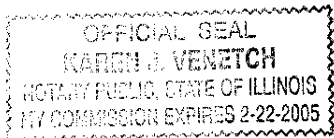
This instrument was prepared by the
Land Trust Department of Lakeside Bank
55 W. Wacker Drive
Chicago, Illinois 60601-1699

Lakeside Bank
As Trustee Aforesaid,

By [Signature]
Assistant Trust Officer
Attest [Signature]
Assistant Trust Officer or Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Karen J. Venetch, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Thomas J. Spangler Assistant Trust Officer of Lakeside Bank and Philip Cacciatore, Assistant Trust Officer or Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Assistant Trust Officer or Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instruments as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.
GIVEN under my hand and Notarial Seal this 1st Day of November, 2004



[Signature]
NOTARY PUBLIC

MAIL TO: [Handwritten address]
50 Turner Ave
60607

TAX BILLS TO: [Handwritten name]
2333 N. Nevada Ave #412C
Chicago IL 60607

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EXHIBIT A LEGAL DESCRIPTION FOR QUADRANGLE CONDOMINIUMS

PARCEL 1:

UNIT NUMBER **23H** IN QUADRANGLE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 41.1 FEET; THENCE SOUTH EASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTH WEST WITH A RADIUS OF 96.9 FEET TO THE POINT OF BEGINNING, CONVEYED TO SOUTH PARK COMMISSIONERS FOR STREET AND PARK PURPOSES BY DEEDS RECORDED MARCH 3, 1913 AS DOCUMENT 5137926 AND MARCH 26, 1913 AS DOCUMENT 5151876 AND LOTS 2, 3, 4 AND 5 AND THE NORTH 25 FEET OF LOT 6 IN STUART'S SUBDIVISION OF THE EAST ONE THIRD OF THAT PART NORTH OF 68TH STREET OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED **November 4, 2002** AS DOCUMENT NUMBER **0021215983**, AND AS AMENDED FROM TIME TO TIME. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 12-38, A LIMITED COMMON ELEMENT AS DELINEATED AND ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER **0021215983**.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER _____, A LIMITED COMMON ELEMENT AS DELINEATED AND ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER **0021215983**.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE CLOSET _____, A LIMITED COMMON ELEMENT AS DELINEATED AND ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER **0021215983**.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.


The Tenant of the Unit either waived or failed to exercise option to purchase the Unit, or the Tenant did not have an option to purchase of the Unit, unless the Tenant is the purchaser.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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STATE TAX

STATE OF ILLINOIS



JAN. 13.05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000008465

REAL ESTATE TRANSFER TAX
00157.00
FP326703

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 13.05


REVENUE STAMP

0000006328

REAL ESTATE TRANSFER TAX
00078.50
FP326657

CITY TAX

CITY OF CHICAGO



JAN. 13.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008007

REAL ESTATE TRANSFER TAX
01177.50
FP326675

Property of Cook County Clerk's Office